

Cartington Court | Fawdon | NE3 2JU

Auction Guide Price £39,950

2 1 1

Spacious upper maisonette

Two bedrooms

Off-street parking

Fitted kitchen

Close to a wide range of local shops, amenities, and excellent transport links

Ideal purchase for first-time buyers

RMS | Rook Matthews Sayer

For Sale by Auction: 10th December 2026 Option 1, Terms and Conditions apply.

This spacious two-bedroom upper maisonette offers generous accommodation arranged over two floors and enjoys a convenient location close to a wide range of local shops, amenities, and excellent transport links.

The accommodation briefly comprises a communal entrance, lounge, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from off-street parking, adding further convenience.

An ideal purchase for first-time buyers, professionals, or investors alike.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

SECURE COMMUNAL ENTRANCE

GROUND FLOOR

ENTRANCE HALL VIA INNER PORCH
Entrance door, window to side, staircase to first floor, telephone point, radiator.

LOUNGE 10'0 x 10'10 (3.05 x 3.30m)
Windows to side and rear, cupboard housing fuse box, two radiators.

KITCHEN 9'1 x 8'1 (2.77 x 2.46m)
Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for washing machine, single window to side.

INNER HALL
Staircase to first floor.

BEDROOM TWO 12'11 x 7'1 (3.94 x 2.16m)
Window to rear, radiator.

BATHROOM/W.C.
Three piece suite comprising panelled bath, wash hand basin, low level WC, tiled around bath, radiator, extractor fan.

FIRST FLOOR

BEDROOM ONE 16'10 (max) x 16'11 (5.13 x 5.16m)
Two windows to front, cupboard door to loft space access, door to outside landing, two radiators.

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

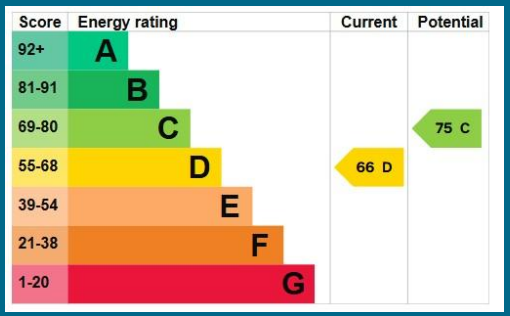
ACCESSIBILITY
This property has accessibility adaptations:
- Lift access

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
99 years from 1990 (63 years remaining)
Ground Rent: Included in service charge
Service Charge: £180.00 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A
EPC RATING: D

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T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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